4.06.06 Mini-Warehouse

4.06.07 Outdoor Storage

4.06.08 Research and Development

4.06.09 Sawmills

4.06.10 Wholesale Distribution, Warehousing, and Storage

4.06.11 Manufacturing, Intensive

4.06.01 Contractor

A. **Applicability**. Section 4.06.01 applies to contractors in all permitted Zoning Districts.

B. **Intensity/Character.**

1. **TRC, UE, TC, CC-NC, CC-CC, CC-SC, PD-CC(RC), PD-MUB, RC, GB, PD-RV, and TCC Zoning Districts.**
    a. All associated activities must be contained within a building. No outdoor storage of materials is allowed.
    b. Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with the contractor use is permitted subject to Section 7.06.02.
2. **GI and MR-HI Zoning Districts.**
    a. Outdoor storage in conjunction with the use is subject to the Use-Specific Standards of Section 4.06.07.
    b. Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with the contractor use is permitted subject to Section 7.06.02. Vehicles larger than two-axle must be within the outdoor storage areas.
3. **CLI Zoning District.**
    a. Contractors with no outdoor storage are permitted. Contractors with outdoor storage require Special Exception approval and such outdoor storage is subject to the Use-Specific Standards of Section 4.06.07.A-G.
    b. Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with the contractor use is permitted subject to Chapter 7.06.02. Vehicles larger than two-axle must be within the outdoor storage areas.
4. **IP Zoning District.**
    a. Up to 20% of the gross lot area may be used for outdoor storage in conjunction with a contractor use, subject to the Use-Specific Standards of Section 4.06.07.A-F. Outdoor storage greater than 20% of the gross lot area requires Special Exception review and approval.
    b. Vehicles larger than two-axle must be within the outdoor storage areas. Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with the contractor use is permitted subject to Chapter 7.06.02 and may be parked within the outdoor storage area or behind the nearest portion of buildings to streets.

4.06.02 Data Centers

A. **Applicability.** Section 4.06.02 applies to Data Center Uses. In addition to any other applicable requirements of Chapter 10, applicants must submit materials at the time of submission of a Site Plan that includes any information necessary to evaluate conformance with standards in Section 4.06.02. Conditional or final Site Plan approval is contingent upon the applicant demonstrating conformance to standards in Section 4.06.02 and other standards of the Zoning Ordinance.

B. **Data Center Use-Specific Standards.** Data centers must meet the Façade Standards in Table 4.06.02-1 and the General Site Design Standards in Table 4.06.02-3 (refer to Figure 4.06.02-1).

1. **Façades.** Façade Standards are provided in Table 4.06.02-1.

Table 4.06.02-1 Façade Standards

Façade Element	Applicability	Requirements
Principal Façade	Principal Façade requirements apply to all building façades that face adjacent existing or planned public roads or that face an adjacent property with existing residential development, an approved CDP, or plat, or plan showing residential development, or Zoning District permitting residential uses; and, all building facades adjacent to or facing property with the following existing uses or an approved CDP, or plat, or plan showing the following uses: 1) uses listed in Chapter 3 under the Residential and Lodging use classifications; 2) uses listed in Chapter 3 under the Day Care, Financial Services, Food and Beverage Sales/Service, Government, Education, Arts, Entertainment, and Recreation, and Retail use categories; and 3) the following additional uses: civic, social, and fraternal meeting place, community center, standalone religious assembly, cemetery, farm winery, community garden, and limited brewery.	a. **Differentiated Surfaces**. Principal façades of a building must incorporate the following standards at horizontal linear intervals that may vary in frequency but must be no less frequent than every 150 horizontal linear feet or no less frequent than 3 times (x) the average height of the building: 1. Fenestration or Fenestration and (Optional) Green Wall; and 2. A change in one of the following design elements: a. Building material; b. Pattern; c. Texture; d. Color; or e. Accent materials.
		b. **Consistent Design.** When a building has more than 1 Principal Façade, the Principal Façades of such building must be consistent in terms of design, materials, details, and treatment.
		c. **Fenestration.** Each Principal Façade of a building must include Fenestration as follows: 1. **Fenestration Surface Coverage of the Façade.** Fenestration must comprise at least 30% of the total surface coverage area of the Principal Façade. **Distributed Fenestration Coverage.** Fenestration provided to meet the: a. Required 30% total surface coverage area of the Principal Façade must be located in separated, individual placements or clustered bays; and b. Each placement or bay may count towards no more than 7.5% of such total surface coverage area. 2. **Fenestration Coverage Pattern.** The placement pattern of individual or clustered bays of Fenestration must be distributed horizontally and vertically across the Principal Façade; and 3. **Fenestration Consistent Design with Principal Façade.** The Fenestration must be compatible with the other design, materials, details, and treatment used on the same Principal Façade.
Green-Wall Treatment	A Green-Wall Treatment may be provided in lieu of up to half of the Fenestration Surface Coverage of the façade requirement of Section 4.06.02-1.c.1.	d. **Green-Wall.** Green-Wall Treatments must provide the following: 1. **Maintenance.** The owner, or the owner's agent, is responsible for the repair, replacement, and maintenance of the Green-Wall for the duration of the use; 2. **Distributed Green-Wall Surface Coverage.** Green-Wall areas must be provided to meet up to half of the required 30% total surface coverage area of the Principal Façade of a building; and

Table 4.06.02-1 Façade Standards		
Façade Element	**Applicability**	**Requirements**
		3. **Green-Wall Coverage Pattern.** The Green-Wall areas must be distributed horizontally and vertically across the Principal Façade.
Data Center Mechanical Equipment Façade	If 2 Principal Façades are required on opposing sides of a building pursuant to Section 4.06.02-1, up to 1 Data Center Mechanical Equipment Façade pursuant to Section 4.06.02-1.e may be provided in lieu of 1 such required Principal Façade if such Principal Façade faces an adjacent existing or planned public road.	e. **Data Center Mechanical Equipment Façade.** Optional Data Center Mechanical Equipment Façades must provide the following: 1. **Partial or Full Visual Screening of Data Center Mechanical Equipment.** Data Center Mechanical Equipment attached to or mounted on the building façade must be partially or fully visually screened from view at the ground level from all existing and planned public roads and adjoining parcels using mesh, lattice, cladding, or grillwork or a combination of these methods, or similar methods so as to ensure that the Data Center Mechanical Equipment is partially or fully screened to the maximum extent that permits necessary ventilation for any equipment; and 2. **Differentiated Surfaces.** The Data Center Mechanical Equipment Façade, including any provided screening methods, must incorporate a change in at least one of the following design elements at horizontal linear intervals that may vary in frequency but must be no less frequent than every 150 horizontal linear feet or no less frequent than 3x the average height of the building: a. Building material; b. Pattern; c. Texture; d. Color; or e. Accent materials.
Main Entrance Feature	Each building containing a Data Center must include at least one Main Entrance Feature that meets the requirements of Section 4.06.02-1.f.	f. **Main Entrance Feature.** Main Entrance Features must meet the following requirements: 1. **Entrance Feature Design.** Main Entrance Features must either project or recess from the main building plane, and/or be differentiated from the remainder of the building façade by a change in building material; and 2. **Foundation Plantings or Enhanced Landscaping.** Main Entrance Features must incorporate foundation plantings consisting of a mix of evergreen and deciduous shrubs, grasses, sedges, or rushes, and/or herbaceous perennials, ferns, or vines for a minimum of 50% of the length of the Façade. These foundation plantings are in addition to any required buffers and parking lot landscaping required by Section 7.04 and Section 4.06.02.B.2.l. Alternatively, in lieu of Foundation Plantings, any required buffering and parking area landscaping may be provided at an enhanced rate of 20% of plant units greater than what is required pursuant to Section 4.06.02.B.2.l and Section 7.04.06, respectively.

2. **Site Design.** General Site Design Standards are provided in Table 4.06.02-2.

Table 4.06.02-2 General Site Design Standards	
Site Design Element	**Requirements**
Loading Bay Location	a. **Location Bay Location.** Loading bays are permitted to be located on only one façade.
Data Center Mechanical Equipment	b. **Location and Screening of Data Center Mechanical Equipment.** All ground level and roof top Data Center Mechanical Equipment must meet the following standards: 1. Data Center Mechanical Equipment must be shown on any proposed Site Plan and must be fully screened on all sides. Such visually solid screen must be constructed with a design, materials, details, and treatment compatible with those used on the nearest Principal Façade of a building; a. **Perforation for Ventilated Screening.** As determined by the Zoning Administrator, screening for Data Center Mechanical Equipment may incorporate perforated surfaces on screening walls as necessary to permit ventilation of Data Center Mechanical Equipment; b. **Separation from Residential.** Ground mounted Data Center Mechanical Equipment must be separated from adjacent property that has existing residential development, an approved CDP or plat or plan showing residential development, or Zoning District permitting residential uses, by a principal building, or is otherwise not permitted adjacent to property with existing residential development, an approved CDP or plat or plan showing residential development, or Zoning District permitting residential uses; c. **Ground Mounted Prohibited in Front Yards.** Ground mounted Data Center Mechanical Equipment must not be located in any required front yard; and d. **No Screening Requirements Adjacent to Industrially Zoned Property.** As determined by the Zoning Administrator, Data Center Mechanical Equipment located in a manner found to have no adverse impact on adjacent properties zoned IP, GI, or MR-HI is not required to be screened pursuant to Section 4.06.02-2.b.1, except that such Data Center Mechanical Equipment must be screened from any existing or planned public road.
Refuse Collection and Loading Bay Area Screening	c. **Screening of Refuse Collection and Loading Bay Areas.** Refuse collection areas must be fully screened on all sides and loading bays must be screened from view at the ground level from all adjacent parcels and existing or planned public roads.
Utilities	d. **Utilities Location.** Data Centers are subject to Utilities requirements pursuant to Section 7.08.
Transportation	e. **Transportation.** Except for the Mid-Block Passageway requirement pursuant to Section 7.07.03.C, which does not apply to Data Centers, Data Centers are subject to Transportation requirements pursuant to Section 7.07. f. **LPAT Trails in RSCR Buffer Areas.** For any proposed Data Center use on a lot containing RSCR Buffer Areas or Adjacent Steep Slopes pursuant to Chapter 6, Trails must be provided as determined by the Department of Parks, Recreation, and Community Services in accordance with the LPAT Design Guidelines for a trail.
Setbacks and Building Massing Adjacent to Residential	g. **Setbacks and Building Massing When Adjacent to Residential.** The following requirements apply when a proposed Data Center is to be located on a property adjacent to property with existing residential development, an approved CDP or plat or plan showing residential development, or Zoning District permitting residential uses, including when the Data Center property and adjacent residential property are separated by a principal arterial or lesser designated roadway, per the Countywide Transportation Plan: 1. **Minimum Parking Setback.** Parking must be setback at least 50 feet from the common property line, provided existing forest and other natural screening exists within 50 feet of the lot line, and such forest and screening remains undisturbed or enhanced in accordance with Chapter 7; or, if no forest or natural screening exists, berms are provided at least 10 feet in height constructed to a maximum 2:1 slope on either side of the crown edge, and 10-foot-tall fencing and plantings are placed on top of the berm; 2. **Minimum Setback for Structures.** Structures must be setback at least 200 feet from the common property line; 3. **Change in building height.** If a building is located within 400 feet measured from the property line adjacent to property with existing residential development, an approved CDP or plat or plan showing residential development, or Zoning District permitting residential uses, any building façade facing the adjacent property must include a change in building height at a minimum interval no less frequent than every 150 horizontal linear feet or no less frequent than 3 times the average height of the building; and 4. **Building Step-Back.** If a building is located within 400 feet measured from the property line adjacent to property with existing residential development, an approved CDP or plat or plan showing residential development, or Zoning District permitting residential uses, the building envelope must provide a step-back of no less than 15 feet from the building wall at a height point that begins at the top of the second story of the building or 40 feet, whichever of the two is lower.

Table 4.06.02-2 General Site Design Standards	
Site Design Element	**Requirements**
Generator Noise Adjacent to Residential	h. **Generator Testing Adjacent to Residential.** For Data Centers on property adjacent to property with existing residential development, an approved CDP, or plat, or plan showing residential development, or Zoning District permitting residential uses, the following standard applies to generator testing, subject to Commonwealth regulations or permits issued for the property: 1. Generator testing is limited to between 5:00 p.m. and 7:00 a.m. between May 1 and September 30; 2. Generator testing is limited to between 11:00 a.m. and 5:00 p.m. between October 1 and April 30; and 3. Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.
Light and Glare	i. **Light and Glare.** In addition to the requirements of Section 7.05.02, Data Centers must meet the following standards: 1. Data Centers must include a photometric plan that shows all exterior lighting, including any security lighting; and 2. Maximum illumination under Section 7.05.02.B.3 includes any security lighting.
Noise Studies and Soundproofing	j. **Noise Studies.** Data Centers are subject to the Noise Study standards pursuant to Section 7.05.03.G. k. **Soundproofing**. For Data Centers on property adjacent to property with existing residential development, an approved CDP, or plat, or plan showing residential development, or Zoning District permitting residential uses, any Data Center Mechanical Equipment located on the property, whether on a roof top, on the ground level, or elsewhere on the exterior of the property, must be screened on all four sides by an acoustical barrier. For purposes of this section, acoustical barrier is defined as an exterior solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution.
Landscaping/ Buffering/Screening	l. **Landscaping/Buffering/Screening.** All applicable regulations for Landscaping, Buffers, and Screening pursuant to Section 7.04 apply except as follows: 1. **Specific Plant Unit Composition Requirements.** In lieu of the requirements of Section 7.04.07.B.2., the following requirements apply to the plant types used to meet Section 7.04.03 Buffer requirements. Maximum percentages apply solely in determining the quantity of a given plant type that can be counted towards meeting a Plant Unit requirement and do not preclude the installation of additional plant material from that plant type, if desired. a. **Specific Plant Unit Percentages.** The following plant unit percentages apply to each property line where the buffer or road corridor buffer is required: 1. A maximum of 30% of the required plant units may be large deciduous trees. 2. A maximum of 30% of the required plant units may be small deciduous trees. 3. A minimum of 40% and a maximum of 70% of the required plant units must be evergreen trees that are a minimum of 8 feet in height at the time of planting. 4. A maximum of 20% of the required plant units may be a combination of shrubs, ornamental grasses, and perennials. b. **Buffer Substitution Using Topography and Vegetation**. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements if determined by the Zoning Administrator in consultation with the County Urban Forester to provide screening at the density, depth, and height equivalent to the Buffer Type C with earthen berm or Road Corridor Buffer Type 3 with earthen berm. 2. **Specific Buffer and Berm Requirements.** In lieu of the buffer required under Table 7.04.03-1, a Buffer Type C is required with the specified plantings, and located on an earthen berm that has a minimum height of 6 feet and a grade lower than 2:1. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted if determined by the Zoning Administrator in consultation with the County Urban Forester to provide an equivalent density, depth, and height to the required Buffer Type C and earthen berm. 3. **Road Corridor Buffer**. If a Gateway Corridor Buffer is required pursuant to Section 7.04.02, the Gateway Corridor Buffer standards of Section 7.04 apply.